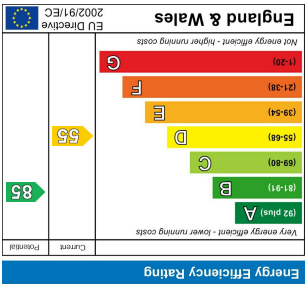


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)



1ST FLOOR  
APPROX. FLOOR AREA 43.7 SQ.M.  
(470 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 87.4 SQ.M. (941 SQ.FT.)  
Made with Metropix ©2017

GROUND FLOOR  
APPROX. FLOOR AREA 43.7 SQ.M.  
(471 SQ.FT.)



37 STAINES HILL  
CANTERBURY



37 STAINES HILL  
CANTERBURY

OFFERS OVER £325,000



- Three Bedroom Semi-Detached Home
- Separate Lounge and Dining Room
- Recently Redecorated
- Great Rear Garden
- Ideal For Families
- Popular Village Location
- Short Distance To Canterbury

## LOCATION

The village of Sturry is located to the east of the cathedral city of Canterbury and has excellent road and rail links directly into the city centre itself. Sturry railway station is one stop from Canterbury West station which offers the High Speed Service to London St Pancras in less than an hour. There are local schools and amenities on hand and there is a real sense of community throughout the village.

### SURROUNDING AREAS

The property is situated within 4 miles of the city of Canterbury, being within easy access of the High Street and all its amenities. These include an excellent modern shopping centre, the University of Kent, Canterbury Christ Church University and other colleges, together with an excellent choice of schools in both the public and private sectors. In addition to the High Street is the Kings Mile, which is a lovely mall of boutique style shops, cafes, eateries and public houses.

### SPORT AND LOCAL AMENITIES

Sporting and recreational opportunities nearby include: golf at Scotland Hills, Canterbury, sailing at Whitstable Yacht Club and Herne Bay, county cricket at Canterbury and day trips to France via Eurotunnel, all within easy access. In addition, the recently refurbished Marlowe Theatre, the spectacular Beane House of Art & Knowledge and the Gulbenkian (theatre, cinema and café bar) at the University of Kent, all provide a wealth of excellent entertainment in Canterbury.

### COMMUNICATIONS

Canterbury has two mainline railway stations, with Canterbury West offering the high speed service to London (St Pancras 56 mins). The property is also within easy access of the A2 dual carriageway, which in turn links to the Channel Port of Dover and Brenley Corner at Faversham, adjoining the M2 / A299 (Thanet Way) linking London and the coastal towns respectively. Ashford International (15.4 miles, London St Pancras 38 mins) which also has services to the continent via Eurostar (Paris 1 hr 52 mins) or via Eurotunnel at Cheriton (19.3 miles, Calais 35 mins).

## ABOUT

**\*\*BAY FRONTED 1930S HOME\*\***

Miles and Barr are delighted to offer to the market this three bedroom 1930's bay fronted semi detached home in the heart of Sturry. Situated just a short walk to the Sturry Train Station, and a short drive to Canterbury and Herne Bay. The property has been recently refurbished by the current owner to give a stylish and modern touch. The ground floor accommodation comprises porch, hallway, spacious lounge, separate lounge and a kitchen. The first floor comprises two double bedrooms and a single bedroom with the master benefitting from a large bay window. Additionally, you will find the new and modern family bathroom. To the front of the property is parking for three cars and a garden area. To the rear you will find a spacious rear garden, mainly laid to lawn. This would make the perfect family home, so please call Miles and Barr as the sole agent to arrange all viewings.

## DESCRIPTION

Entrance

Ground Floor

Porch

Lounge 15'07" x 12'05" (4.75m x 3.78m)

Dining Room 12'0" x 12'0" (3.66m x 3.66m)

Kitchen 9'07" x 7'10" (2.92m x 2.39m)

First Floor

Bedroom One 13'0" x 12'0" (3.96m x 3.66m)

Bedroom Two 12'0" x 9'0" (3.66m x 2.74m)

Bedroom Three 5'11" x 9'06" (1.80m x 2.90m)

Bathroom

External

Rear Garden

Off Street Parking

Front Garden

